

1753

GRANTEE: Christopher Pounders
2012 Mountainview Estates
Maylene, AL 35114

STATUTORY FORM WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of EIGHTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS to the undersigned grantor, BLUE CREEK WOOD PRODUCTS, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto CHRISTOPHER L. POUNDERS and wife, VICKI L. POUNDERS (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Map of Harvest Ridge Subdivision, First Sector, as recorded in Map Book 12, Page 48 in the Probate Office of Shelby County, Alabama.

BOX 190 PAGE 732

SUBJECT TO: Restrictions, reservations and conditions as contained in deed recorded in Deed Book 318, Page 01, and Deed Book 318, Page 531, in the Probate office of Shelby County, Alabama.

SUBJECT TO: Restrictions for subdivision recorded in the Probate office of Shelby County, Alabama, in Real Record 189, Page 171.

SUBJECT TO: A 75 foot building set back line from Chestnut Drive as shown on recorded map of said subdivision.

SUBJECT TO all restrictions, reservations, easements and right of ways of record or in evidence through use.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Peoples Bank of Al.

IN WITNESS WHEREOF, the said GRANTOR, by its President A. Glenn Weaver who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of June, 1988.

BLUE CREEK WOOD PRODUCTS, INC.

A. Glenn Weaver
A. Glenn Weaver, President

STATE OF ALABAMA †
JEFFERSON COUNTY †

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that A. Glenn Weaver whose name as President of BLUE CREEK WOOD PRODUCTS, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 20th day of June, 1988.

Joseph T. Braxton
Notary Public

MY COMMISSION EXPIRES 8-25-1990

BOOK 190 PAGE 733

THIS INSTRUMENT PREPARED BY:
Blue Creek Wood Products, Inc.
412 4th Avenue, Bessemer, Alabama

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUN 22 AM 9:29

Thomas W. Braxton
JUDGE OF PROBATE

1. Book Fee	\$ 8.50
2. Notary Fee	—
3. Recording Fee	\$ 5.00
4. Lender's Fee	1.00
TOTAL	14.50